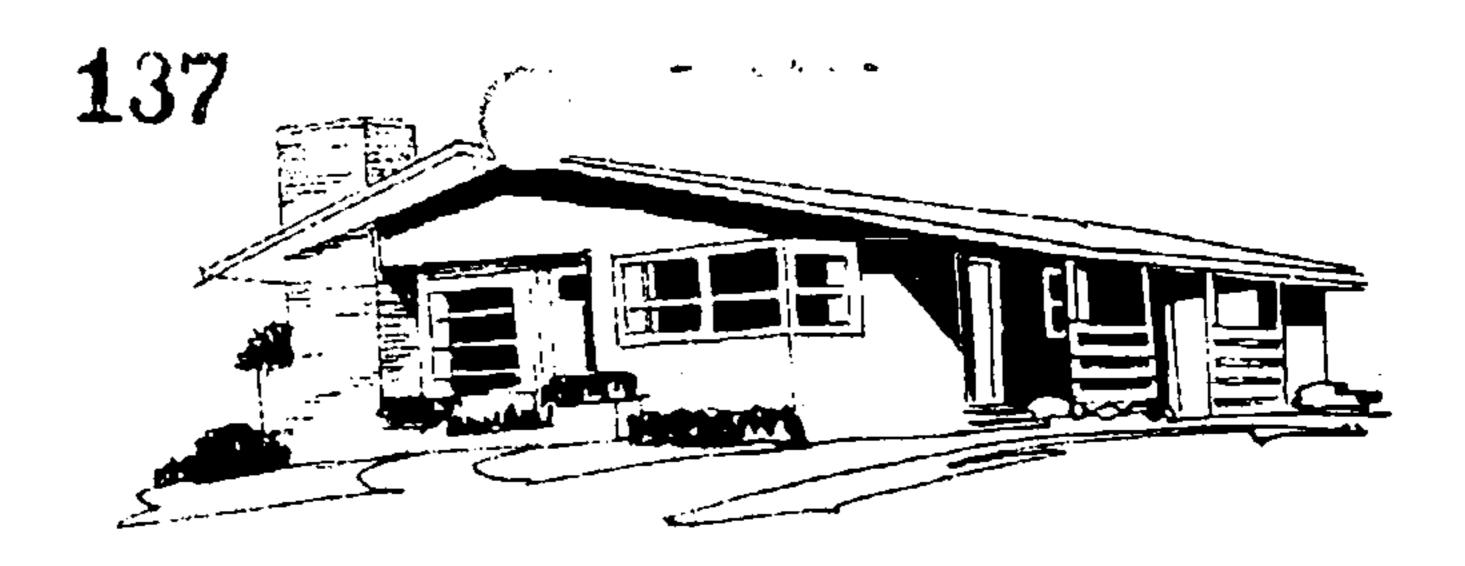
B00K 33

Mrs. Lorene W. Bowlus
ASSOCIATE APPRAISER—ANTIQUES



(Report and Appraisal filed with the Examiner in evidence.)

Emmert R. Bowlus

REAL ESTATE—INSURANCE—AUCTIONEER—APPRAISER

100 W. CHURCH ST., COURT SQUARE BLDG. PHONE 662-1881

FREDERICK, MARYLAND

CODE 21701

July 6,1972

DORCUS ESTATE-REAL ESTATE APPRAISAL Woodsboro, Md.

Mr. Amos A.Holter, Attorney 22 West Second St. Frederick, Md.

The following appraisal is made at your request on the two Woodsboro residential tracts designated. A list of recent sales on Main Street in Woodsboro is attached for support of this Market Approach Appraisal.

PARCEL # 1.- Known and designated as "The Smith Property" and located on the East side of Main Street in the North end of the town and opposite State Route 550 in town of Woodsboro, Md. The said lot bassapproximately 66 feet of frontage on East side of North Main St. and has a depth of $247\frac{1}{2}$ feet to a public street. The dwelling is a $2\frac{1}{2}$ story ,2 apartment dwelling with new oil burner-boider heating plant. The first floor is occupied at \$140.00 per month with heat furnished. The second floor has no established rent because it is occupied by one of the owners in title who looks after the care of the property. The lot is adequate that it should be possible to get a permit to build facing on the new street, which gives the lot extra value.

Appraised Valuation --- \$ 22,500.00

PARCEL # 2.- Located between the restaurant and side alley, fronting 66 feet on East side of Main Street and having a depth of $247\frac{1}{2}$ feet to a public street, also has side access to Dorcus Alley. The improvements are poor, not modern and partially unoccupied except for storage. There are storage buildings on rear. This property is much more valuable for expansion of adjoining business property than to modernize same to make attractive for rental. This would be economically unsound.

Appraised Valuation --- \$ 20,000.00

Respectfully submitted,

Emmont B. Bowlie Annuaison

NY AT